

07- 0-2152

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-100
Date Filed: 9-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1035-1039 Grant Street, S.E.**, be changed from the I-1 (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 1 and 2, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

207-100

EXHIBIT "A"

Limited Warranty Deed Legal Description

RECEIVED

SEP 11 2007

Bureau of
Planning

TRACT 1:

ALL THAT TRACT or parcel of land lying and being in land Lot 42 of the 14th District of Fulton County, Georgia, containing 1.2434 acres, same being more particularly described as follows:

BEGINNING at a nail found on the westerly Right-of-Way Line of Grant Street (Fifty (50') foot Right-of-Way) which nail found is located 473.0 feet southerly along said westerly Right-of-Way Line of Grant Street from the southerly Right-of-Way line of Grady Avenue; thence traveling along the westerly Right-of-Way Line of said Grant Street south 00 degrees 16 minutes 03 seconds west a distance of 175.00 feet to a nail set on said Right-of-Way Line; thence leaving said Right-of-Way Line and traveling south 89 degrees 51 minutes 58 seconds west a distance of 308.81 feet to a ½ inch rebar set; thence traveling north 00 degrees 11 minutes 15 seconds west a distance of 175.00 feet to a ½ inch rebar found; thence traveling north 49 degrees 51 minutes 58 seconds east a distance of 310.20 feet to a nail found, which nail found is the TRUE POINT OF BEGINNING.

ALL AS SHOWN on that certain Survey entitled "Boundary and Above Ground "As-Built" Survey for Pet Incorporated & Ticor Title Insurance Company of California", prepared by Pearson & Associates, Inc. stamped by Mark A. Buckner, Georgia Registered Land Surveyor No. 2422, dated June 22, 1989.

TRACT II

ALL THAT TRACT or parcel of land lying and being in Land Lot 42 of the 14th District of Fulton County, Georgia being more particularly described as follows:

BEGINNING at a point on the west side of Grant Street Six Hundred Fifty (650) feet South from the Southwest corner of the intersection of Grant Street and Grady Place. (Avenue) (unopened); said point of beginning also being the south line of property now or formerly owned by Warehouse Service Company, Inc. thence running South along the west side of Grant Street Three Hundred Sixty Eight (368) Feet, to a point which is Two Hundred One and Nine-tenths (201.9) feet North from the right-of-way of the A&--- Railroad; thence West Three Hundred Seven and Two-tenths (307.2) Feet to the East side of a Fifteen (15) Foot alley; thence North along the East side of said alley, Three Hundred Sixty-eight (368) feet, to the South line of the above mentioned Warehouse Service Company, Inc. property, thence East along the South line of said Warehouse Service Company, Inc. property Three Hundred Nine (309) feet, to the West side of Grant Street and the point of beginning; being improved property known as No. 1039 Grant Street, N.E., according to the present numbering of houses in the City of Atlanta, Georgia.